

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES - April 9, 2014**

Present: Richard Calkins, Chairman
Greg Mele, Vice Chair
Doris Murphy, Secretary and IWC Liaison

Also Present: Martin Connor, AICP; City Planner

Not Present: Greg Perosino, Member
Paul Summers, Member
Donna Greco, Alternate
Christine Mele, Alternate
James Bobinski, Alternate

1. Call to Order:

Chairman Richard Calkins called the meeting to order at 7:05 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

2. Attendance/Announcement by Chairman:

Chairman Calkins announced present and serving on the Commission this evening will be Greg Mele, Doris Murphy and Richard Calkins. Also present is City Planner Martin Connor, AICP.

Chairman Calkins announced and gave details of the new “Solarize Torrington” program. Interested parties should call Rista Malanca, ZEO at 860-489-2221 for additional details.

3. Minutes for Approval:

a. 3/26/14

The 3/26/14 minutes were tabled.

4. Old Business:

a. Enforcement Update – tabled.

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES - April 9, 2014**

5. New Business:

- a. Site Plan 1119
Applicant: United Construction and Engineering
for Torrington Toyota
Location: 1472 East Main Street
Proposal: Two additions to car dealership, 1080 sq. ft. and 1961 sq. ft.

Tom Cook of United Construction appeared and gave a presentation on the subject proposal. Michael Boe, AIA, Boe and Boe Architects, also answered questions. Commissioner Mele asked about screening the dumpster.

Mr. Connor read his memo to the Commission dated March 31, 2013.

MOTION by Mr. Mele to APPROVE Site Plan 1119

Applicant: United Construction and Engineering for Torrington Toyota

Location: 1472 East Main Street

Proposal: Two additions to car dealership, 1080 sq. ft. and 1961 sq. ft.

1. Address the comments from Matt Walsh, P.E., Assistant City Engineer, contained in an e-mail memo to the City Planner dated 4/8/14.
2. Address the comments from Ray Drew, W.P.C.A. Administrator, contained in his memo to the City Planner dated 4/2/14.
3. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated 3/31/14.
4. Torrington Area Health District shall be obtained prior to issuance of a Zoning Permit for the additions due to the existing well on site.
5. The dumpster shall be screened.

Motion seconded by Ms. Murphy, unanimously carried.

- b. Site Plan 1116
Applicant: Brian and Adabola Mooney
Location: 241 Kennedy Drive
Proposal: Change of Use to Dental Office (former boy scout facility)

This application was tabled.

- c. Site Plan 1117
Applicant: Colby Engineering for Shawn V. Pace
Location: 560, 574, 576 South Main Street
Proposal: Construct storage/warehouse facility

This application was tabled.

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES - April 9, 2014**

6. Public Hearings Scheduled for April 9, 2014 at 7:30 p.m., City Hall Council Chambers, 140 Main Street, Torrington, CT

- a. Proposed Zone Change
Applicant: City of Torrington Planning and Zoning Commission
Location: 59 Field Street, Torrington Business Park
Proposal: Proposed Zone Downtown District
(currently Industrial)

Chairman Calkins opened the public hearing at 7:30 p.m. and stated serving on the Commission this evening will be Greg Mele, Doris Murphy and Richard Calkins. Also present is City Planner Martin Connor.

Commissioner Mele read the legal notice which was published in the Republican American.

Mr. Connor read his memo to the Commission dated April 3, 2014.

Vance Taylor, real estate agent for the property owners, spoke in favor of the proposal.

Chairman Calkins closed the public hearing at 7:42 p.m.

MOTION by Mr. Mele to APPROVE Zone Change
Applicant: City of Torrington Planning and Zoning Commission
Location: 59 Field Street, Torrington Business Park
Proposal: Change zone to Downtown District, DD
(currently Industrial)

The Commission finds the proposal to be consistent with the City's Plan of Conservation and Development. The effective date of the Zone Change shall be the day after publication of the legal notice of decision in the local newspaper.
Motion seconded by Ms. Murphy, unanimously carried.

Amendment to Torrington Zoning Regulations, Section 5.15.5A
and 8.4.1A, Site Plan approval for signs over 32 sq. ft. in size
Applicant: City of Torrington Planning and Zoning Commission

Chairman Calkins opened the public hearing at 7:45 p.m. and stated serving on the Commission this evening will be Greg Mele, Doris Murphy and Richard Calkins. Also present is City Planner Martin Connor.

Commissioner Mele read the legal notice which was published in the Republican American.

Mr. Connor read his memo to the Commission dated February 4, 2014.

There were no comments from the public.

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES - April 9, 2014**

Chairman Calkins closed the public hearing at 7:50 p.m.

MOTION by Mr. Mele to APPROVE Amendments to Torrington Zoning Regulations, Section 5.15.5A

Applicant: City of Torrington Planning and Zoning Commission

Proposal: Amend Section 5.15.5A, Site Plan approval for signs over 32 sq. ft. in size

The Commission finds the proposal to be consistent with the City's Plan of Conservation and Development. The effective date of the Regulation Change shall be the day after publication of the legal notice of decision in the local newspaper.

Motion seconded by Ms. Murphy, unanimously carried.

b. Special Exception 14-284

Applicant: Xiu Mei Chen

Location: 835 New Harwinton Road, Unit 5

Proposal: Convert section of building (unit 5) to residential apartment

Chairman Calkins opened the public hearing at 7:52 p.m. and stated serving on the Commission this evening will be Greg Mele, Doris Murphy and Richard Calkins. Also present is City Planner Martin Connor.

Commissioner Mele read the legal notice which was published in the Republican American.

The daughter of the property owner (Jolina) acting as interpreter and representative provided proof of notice and presented the application to the Commission.

Mr. Connor read his memo to the Commission dated February 11, 2014.

There were no comments from the public.

Chairman Calkins closed the public hearing at 8:00 p.m.

MOTION by Mr. Mele to APPROVE Special Exception 14-284

Applicant: Xiu Mei Chen

Location: 835 New Harwinton Road, Unit 5

Proposal: Convert section of building to residential apartment
with the following conditions:

1. The applicant shall obtain a Sewer Discharge Permit for this unit from the WPCA.
2. The applicant shall obtain a Building Permit and Certificate of Occupancy from the Building Department prior to occupancy.
3. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated January 29, 2014.

Motion seconded by Ms. Murphy, unanimously carried.

**CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION
MINUTES - April 9, 2014**

**7. Public Hearings Scheduled for April 23, 2014 at 7:30 p.m., City Hall Council Chambers,
140 Main Street, Torrington, CT**

- a. Special Exception 14-286 and Site Plan 1118
Applicant: City of Torrington
Location: 100 Franklin Street, Assessor Map 117/025/001
Franklin Drive, Assessor Map 117/025/002
Proposal: City of Torrington Use – Parking and Green Space

Public hearing passed until 4/23/14.

- b. Zone Change
Applicant: Darrin J. Newbury
Location: 1 Newbury Place (Assessor Maps 101-6-6 and 101-5-1)
Proposal: Change Zone to R6 (currently R10)

Public hearing passed until 4/23/14.

- c. Special Exception 14-285
Applicant: Kelli L. Aurigemma
Location: 26 Lorenzo Street (Assessor Map 119-025-016)
and Alice Street (Assessor Map 119-25-14)
Proposal: Group Daycare (Sections 4.10, 3.1, 2.40)

Public hearing passed until 4/23/14.

8. Adjournment:

MOTION by Mr. Mele to adjourn at 8:03 p.m., seconded by Ms. Murphy, unanimously carried.

Land Use Office
City of Torrington